

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
24	-26	RIVER ST, ARLINGTON

## OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	CARELLA VINCENZO A--ETAL		
Owner 2:	CARELLA CATHARINA		
Owner 3:			
Street 1:	16 HOLTON ST		
Street 2:			
Twn/City:	WINCHESTER		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	01890	Type:	

## PREVIOUS OWNER

Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	Cntry	
Postal:		

## NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2150 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.11019	Total SF/SM:	4800	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	451,200	Spl Credit	Total:	451,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4800.000	434,900	4,600	451,200	890,700
Total Card	0.110	434,900	4,600	451,200	890,700
Total Parcel	0.110	434,900	4,600	451,200	890,700
Source: Market Adj Cost	Total Value per SQ unit /Card:			414.28	/Parcel: 414.28

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	434,900	4600	4,800.	451,200	890,700		Year end	12/23/2021
2021	104	FV	415,000	4600	4,800.	451,200	870,800		Year End Roll	12/10/2020
2020	104	FV	415,200	4600	4,800.	451,200	871,000	871,000	Year End Roll	12/18/2019
2019	104	FV	323,000	4600	4,800.	479,400	807,000	807,000	Year End Roll	1/3/2019
2018	104	FV	323,000	4600	4,800.	349,700	677,300	677,300	Year End Roll	12/20/2017
2017	104	FV	302,800	4600	4,800.	304,600	612,000	612,000	Year End Roll	1/3/2017
2016	104	FV	302,800	4600	4,800.	259,400	566,800	566,800	Year End	1/4/2016
2015	104	FV	269,500	4600	4,800.	253,800	527,900	527,900	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
1/12/2009	Meas/Inspect	189	PATRIOT
3/20/2000	Inspected	270	PATRIOT
3/1/2000	Measured	263	PATRIOT
8/28/1993		KT	

**Sign:** \_\_\_\_\_

**VERIFICATION OF VISIT NOT DATA**

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**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	26947
	Prior Id # 2:	
	Prior Id # 3:	
5	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
1	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

